California seismic events. The shear values for gypsum wallboard and Portland cement stucco contained in the code are based on monodirectional testing. It is appropriate to limit the use of these products until cyclic loading testing are performed and evaluated.

(c) Minimum requirements for concrete slabs on grade are necessary. Due to expansive soil condition, below are typical minimum requirements by soil engineers in the City of Belmont in order to avoid damage due to soil expansion and shrinkage.

(d) A requirement for foundation reinforcement is necessary. The City of Belmont is within a very active seismic area (seismic zone 4) and local soil conditions can be highly expansive (clay soils). The Northridge earthquake provided hundreds of examples of damage to plain concrete footings. This type of damage is extremely expensive to repair, in contrast to the small expense of providing nominal footing reinforcement. Footing reinforcement is also necessary to prevent damage due to pumping action caused by local expansive soils which shrink and swell during seasonal drying and wetting conditions.

(e) Suspended ceiling systems for alteration and repair projects must by upgraded to mitigate a known seismic hazard in existing buildings due to Belmont's proximity to local active faults.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 860, § 2, 4-28-92; Ord. No. 899, § 1, 12-18-95)

Sec. 7-22. Building security.

All new buildings of groups R-1 and R-3 occupancies, as defined, shall comply with the following minimum security provisions:

(a) The primary entrance door to any dwelling unit shall be equipped with a peephole or other viewing device. Clear glass or other transparent material qualifies as a viewing device.

(b) Exterior wooden doors shall be of solid core construction, at least one and three-eighths (1⅜) inches thick. Any transparent or translucent material used on exterior doors shall be approved nonbreakable, or be protected by a metal grate with maximum two-inch openings.

(c) All exterior doors shall be equipped with a deadbolt lock, having a hardened metal cylinder guard which unlocks from the outside with a key, and unlocks from the inside without the use of a key, or special knowledge or effort; and the turnpiece, knob or handle shall be located not more than forty-eight (48) inches from the floor. Every deadbolt lock shall have a metal striker plate set in the jamb or mounted securely on the surface. The deadbolt shall penetrate at least five-eighths inch past the surface of the striker plate.

(d) Outside hinges on all exterior doors shall be provided with nonremovable pins. Such hinge pins may be either welded, flanged or secured by a screen which is not accessible when the door is in the closed position.

(e) All sliding glass doors and windows, of which any portions extend within eight (8) feet of the ground, a stairway, ramp or corridor, shall be equipped with an auxiliary locking device. The auxiliary lock shall be either a positive bolt lock or a blockage in the track which immobolizes movement in both directions. Overhead clearance of affected doors and windows, when in the closed position, shall be reduced to one-fourth inch or less.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95)

Secs. 7-23—7-30. Reserved.

DIVISION 2. MECHANICAL CODE

Sec. 7-31. Adopted; exceptions; purposes for exceptions.

7-31-01. Adopted.

The code published by the International Conference of Building Officials entitled Uniform Mechanical Code, 1994 edition, hereinafter called the "mechanical code," is by this reference incor-